

# Archaeological Assessment of the Cardrona Village Rural Visitor Zone



Prepared for the Queenstown Lakes District Council

by

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# Archaeological Assessment of the Cardrona Village Rural Visitor Zone

## 1. INTRODUCTION

The Queenstown Lakes District (QLDC) has initiated a plan change for the Cardrona Rural Visitor Zone. The purpose of the plan change is to improve the District Plan provisions for the existing zone in order to ensure that the future form and type of development is consistent with the key design outcomes identified in the Cardrona Village Urban Design Assessment and matters raised in the Community Plan Cardrona 2020. The community indicated a desire for development to maintain links to the heritage of the area. An archaeological assessment was commissioned by Ralph Henderson, Senior Policy Analyst of QLDC, to help inform the planning process and identify key features worthy of recognition in the Plan (Henderson personal communication 8 November 2006). This assessment builds on previous work by Petchey (1999) and Middleton (2006) and incorporates the results of an archaeological survey of the Rural Visitor Zone carried out by Southern Pacific Archaeological Research during 19-21 December 2006. The report begins with an executive summary, which is followed by a historical background, a description of the work carried out and the results and, finally, an assessment of the significance of the archaeological features identified.

## 2. EXECUTIVE SUMMARY

The archaeology of the Cardrona valley is very poorly understood but the region is likely to have been visited by Maori during the late thirteenth to fourteenth centuries AD, and to have remained important within Maori communication and trade networks from that time. Europeans started to arrive in the valley by the late 1850s, initially for pastoral farming but from 1861-2 a rapid influx of gold seekers meant that miners soon dominated the population. Both pastoralism and gold mining have left their mark on the landscape in the form of physical sites as well as stories and traditions that remain important parts of the history of Cardrona.

An archaeological survey of the land contained within the Cardrona Village Rural Visitor Zone, an area that includes the upper Cardrona township, was carried out between 19 and 21 December 2006. Thirteen sites of potential archaeological interest were recorded. Site visibility was very poor on some of the properties on the west side of the highway and it is possible that archaeological sites were present on those properties but concealed by vegetation. Two archaeological sites that had been recorded about 25 years ago could not be found as they were in land that had been re-mined in the intervening period.

The upper Cardrona township was an important centre of gold mining in the nineteenth century but much of the ground within the zone has been reworked since then and there is very little original fabric remaining. An important exception is an area of sluicing on the true right side of the Cardrona River and some buildings and architectural features at the Cardrona Hotel complex. Any original heritage fabric remaining from the historic periods of gold mining and early farming and transport should be given a proportionately higher degree of protection in light of the loss of historical and archaeological features that has occurred in recent decades.

This report concludes with recommendations relating to sight lines, building heights, vegetation management and heritage protection.

### ***Scope of works***

The archaeological survey was undertaken within the boundaries of the Cardrona Village Rural Visitor Zone and comprised a systematic ground examination for the purposes of recording archaeological sites and providing an assessment of their significance within the context of a proposed plan change. In accordance with the commissioning letter it deals only with the European history and archaeology of the study area.

### **3. HISTORICAL BACKGROUND<sup>1</sup>**

This section is in seven parts and is arranged chronologically.

#### ***Early beginnings***

While little evidence has been found of prehistoric Maori settlement in the Cardrona valley, it formed part of an ancient route from the West Coast into Otago and Southland. From the Haast Pass and Lake Wanaka, the track passed through the Cardrona valley, continuing across the Kawarau River and through the Nevis Valley. Anderson (1986: 69) notes that this was “the route of the old inland trail known for centuries to the southern Maori, referred to in tradition, and used until the second half of the nineteenth century by both Maori travellers and Maori guides to European explorers.” In 1836 Te Puoho and his northern raiding party used this track as they travelled south via the West Coast towards Mataura and the southern coast, where Te Puoho came to grief in his last battle.

#### ***Pastoral runs***

In 1857 - 1858 the early surveyors Alexander Garvie and John Turnbull Thompson explored the Central Otago region, establishing boundaries for pastoral runs (Beattie 1979, Roxburgh 1957). Thompson named the Cardrona valley after Cardrona House in Scotland (Hall-Jones 2005). The Otago Waste Lands Board then issued “depasturing” licenses for these runs. According to Herries Beattie (1979: 366), much of the Cardrona area was once part of the more extensive South Wanaka Station, run number 340, the license for this run first issued to W. Mills in 1859. George Hassing (1929) also discusses early pastoral runs in the region. Beattie states that by the following year the lease for this run was transferred to Wilkin and Thomson, whose extensive land holdings also included the Mt. Pisa run. However this is confused somewhat by a series of maps of early runs held in the Hocken Library. A map dated 1870 shows run 340, “Queensberry Hill”, located on the east side of the Cardrona River, bounded on the north by the Wanaka station, run 240, and to the west by run 334, Motatapu (Hocken Library Official Map of Province of Otago). Later maps show run 25 to the south. It may be that by 1870 the area of the run was reduced from its original 1859 boundaries. The map does note that the license was issued to Mills in 1859.

In the following decades run numbers changed and larger land holdings were broken into smaller lots, especially after the end of the nineteenth century when there was widespread agitation to break up the large runs to create more opportunity for small farming. For example, run 340 was subdivided into 340A and 340B, the latter run being the Branch Creek portion of the old Wanaka Station (Roxburgh 1957: 175). In a map dated 1882 run 340B is shown with its southern boundary at Boundary Creek, while land to the south of the creek is shown as commonage (Hocken Library V880 1882 gbbd sheet 3 Otago Runs to be Disposed of in 1882; Hamel 2000 Figure 5). On this map the Cardrona Valley Road ends just to the south of Boundary Creek, close to the location of the current entrance to Mt.

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<sup>1</sup> Historical section written by Angela Middleton

Cardrona Station. A map dated 1898 (Hocken Library 880 OLD 171 1898) shows Run 340B in the ownership of A. L. Turnbull.

Commonage was government land held for the use of gold miners in common, for perhaps the pasturing of a horse or a cow or for gardening, as mining claims were usually issued for only very limited amounts of land (Hamel 2000, pers. comm. 5/12/2005). A topographical map dated 1870 of the "Crown District" shows the Cardrona commonage already created by this date (Figure 1; SO 4096 LINZ Otago), although according to Roxburgh (1957: 93), it was not established until 1874. By 1877 a total of 8,300 acres was set aside as commonage in the Cardrona valley, on both sides of the river. The commonage remained in Crown ownership until its subdivision into five blocks in 1921 (SO 286; Figure 2).

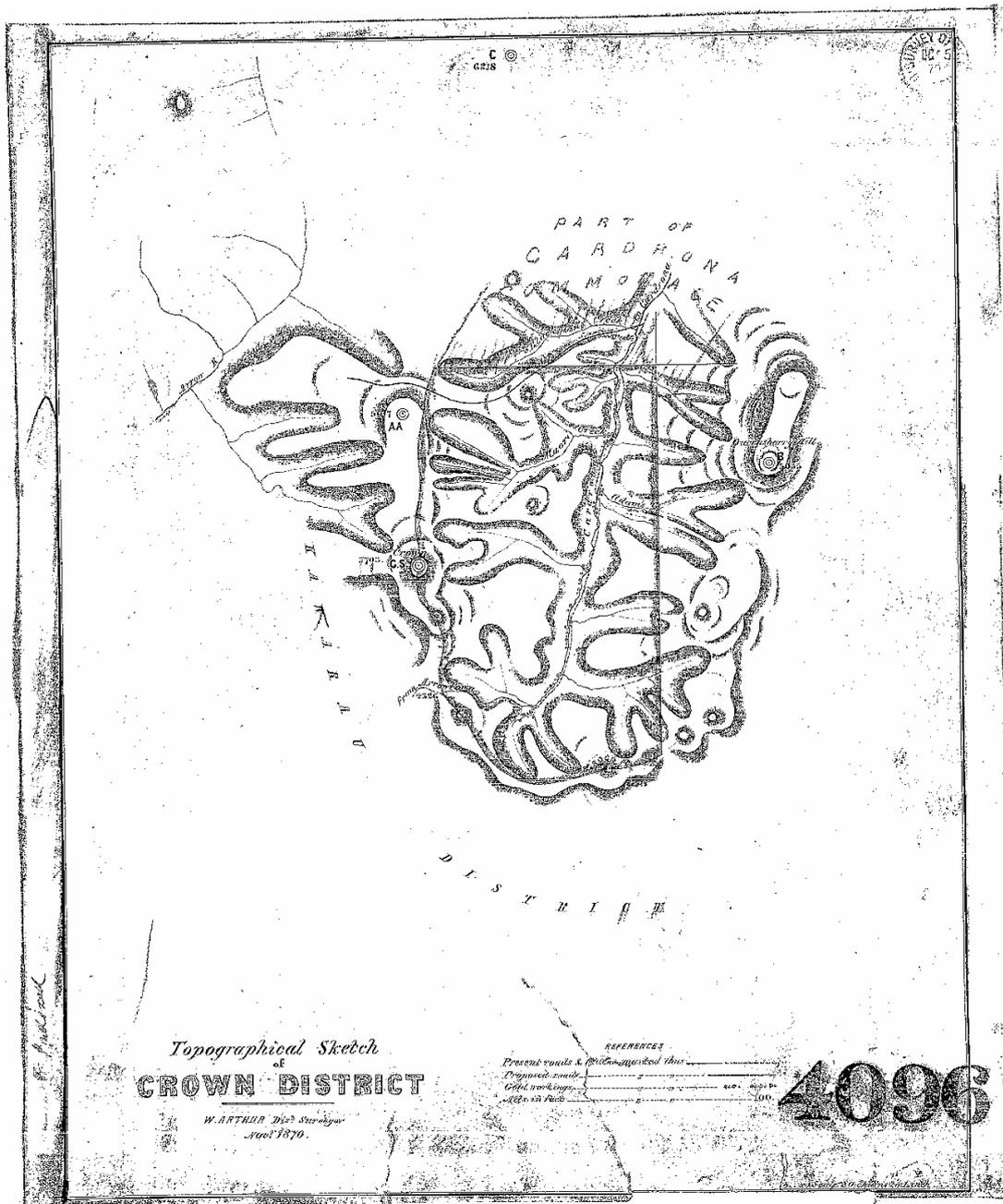


Figure 1. Cardrona Commonage shown on 1870 topographical map. (SO 4096)

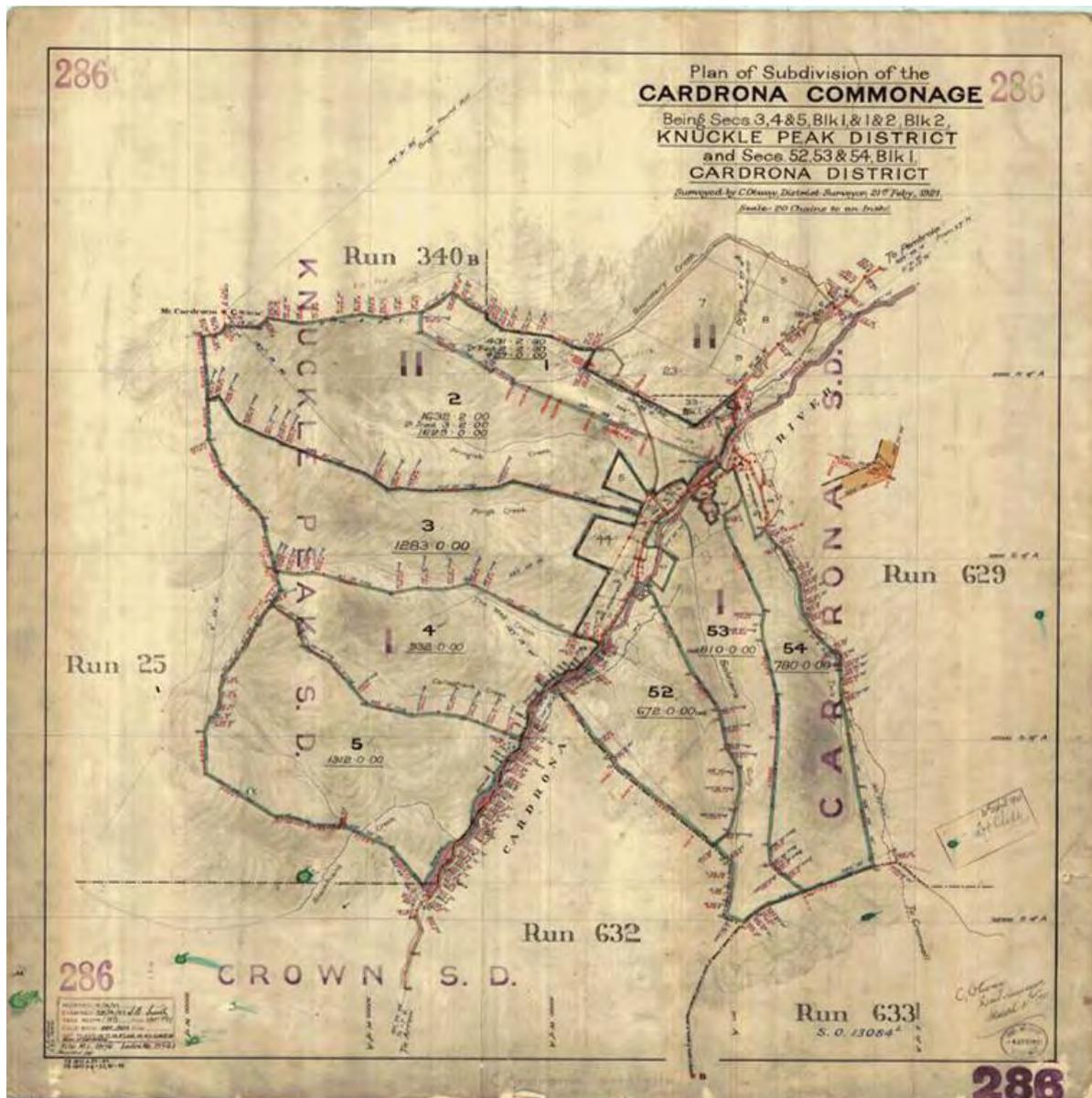


Figure 2. Plan showing subdivision of the Cardrona Commonage, 1921. (SO 286)

### Gold mining

The discovery of gold in 1861 dramatically changed the face of Central Otago, producing a landscape that demonstrates not only pastoral land use but also the more drastic effects of extractive mining. Both these industries can be seen in the Cardrona valley. The settlement of Cardrona was established during the 1860s gold boom. The valley was used as the main route to Fox's diggings at Arrowtown in the early 1860s, but gold was first discovered in the Cardrona valley itself in November 1862, and by 1863, 300 miners were working stream beds and banks in the upper part of the Cardrona valley (Hall-Jones 2005; Hamel 2003; Petchey 1999; Roxburgh 1957: 48).

In the Cardrona valley evidence of a number of different gold mining techniques can be found. In the earliest phase of gold mining, ground sluicing as well as paddocking and cradling was used. Later, large parts of the valley were hydraulically sluiced, with water brought in to dry areas with races, often over extensive distances, also leaving a network of head races and tail races. This produced the

areas of exposed, worked hillsides above the valley floor that can be seen along the Cardrona River itself and in the gully of the Branch Burn. By 1878, tunnelling into the ground was the only method used to extract gold, all the upper surface areas having been worked over, and this had serious implications in the case of flooding that occurred in this year. Mining declined following this major flooding and subsidence, although there was a brief rush in the locality of the upper township in 1888. 1890 then saw the beginning of a dredging boom, the last phase of gold mining at Cardrona, that continued into the beginning of the twentieth century, when dredges were used to mine the river bed along the wide flat of the lower valley. A brief resurgence in mining followed during the depression years of the 1930s and again in the 1980s when local landowners worked the river flats to a depth of six to nine metres, occasionally uncovering the old nineteenth century stone-lined tunnels in the process of extracting any remaining gold (Hamel 2000, Roxburgh 1957).

Examination of Warden's Court reports provides further details of mining in the Cardrona Valley. In 1878 (AJHR 1878: 20) the warden noted that after European miners had worked the gold-bearing areas in the valley, the Chinese re-worked abandoned ground until it was exhausted. By 1879 (AJHR 1879: 25), the spring flood of the previous year had reduced the gold yield, with some miners having to repair roads and tracks. A year later the warden suggested that "deep-sinking" or tunnelling was required to reach the lower gold-bearing ground, this "requiring the purse of the capitalist to develop" (AJHR 1880: 27). By 1888, a new rush had set in with the discovery of some "rich auriferous alluvial deposits" (AJHR 1888: 75). At the time of this visit there were eleven claims being worked "on good payable ground". The total number of men on the field was 150, including 40 Chinese. "About forty miles" of water races had been constructed, to bring a supply of water to work the claims by hydraulic sluicing. These came out of Tuohy's Creek, as well as the Cardrona River. The race from the Cardrona had the largest carrying capacity and the most permanent supply of water. By this time tunnelling was being undertaken in two cases, to work claims in very deep ground, while the rest of the ground was being worked by hydraulic sluicing.

In 1889 the warden reported that a large number of miners had worked in the valley since 1863, working the river "from its rise to the Cardrona township," with large deposits found in the river bed (AJHR 1889: 81). The gold lead "was also traced for some distance into the flat below the township", until it became too deep to work. After the creek was worked out gold was found in the terraces and on the sides of the creek, and after these areas were also worked out attention was turned to more distant places such as the Criffel Range. There were now from 50 to 60 men employed working claims around both the upper and lower townships, as well as others working on terraces above the river and at Branch Creek. All this was undertaken by ground sluicing. By sluicing, the "Maori or Old Man bottom", the gold-bearing layer, was found at varying levels below the sluiced ground, "very near the surface in places, with scarcely any wash-drift, and in other places there is 40 ft. and 50 ft.; and generally when the latter occurs gold is found." After the gold around the township was worked out, this lucrative lead was followed to the Criffel Range. However, the Criffel diggings were not as rich as hoped, and there were problems with obtaining water to work the area.

In 1892 miners were still using hydraulic sluicing to obtain their gold, although some claims were nearly worked out (AJHR 1892: 92). More iron pipes were now used to carry water to the sluice faces rather than the former canvas hoses. Workings were now moving further up the range, away from the lower valley, with larger particles of gold found at these levels. A syndicate had been formed to re-work ground around the upper township by hydraulically elevating ground from a depth of about 40 feet. Another water race was constructed from the Cardrona River to supply the elevator. The following year, results showed that the syndicate's hydraulic-elevating claim was a failure (AJHR 1893: 124).

By 1895, the warden was reporting much less success at Cardrona, "one of the oldest fields in the locality" (AJHR 1895: 141). There were about 95 Europeans and 15 Chinese still working in the valley, with diminishing returns. Prospecting continued, but without great success. In 1901, the warden noted that little mining was being carried out at Cardrona (AJHR 1901: 115). The valley was now considered "a most hopeful field for dredging", and several companies had been formed to carry

this out. Two dredges were completed, the Rolling Stone and the White Star. Three years later the warden noted that a large amount of gold had been recovered from the bed of the river near the township. However, dredging was short-lived in the valley, with the last dredge sinking near the site of the former lower township in 1916 (Roxburgh 1957).

Hassing (1929: 68) reports that the first township, laid out in 1863, consisted of “several canvas-covered sod buildings ... erected for stores and saloons. These shortly gave place to structures made of timber with iron roofs, and a busy, lively little township sprang up”. While initially most of the gold was found above the township, three claims below the town were named the Pirate, the Homeward Bound, and the Gin and Raspberry. These claims paid well in the early days, with an average earning of £100 per man per week, as well as other claims averaging from £10 to £20 per week. According to Hassing (1929: 69),

... the little township was just booming. Four hotels and as many billiard saloons were doing a roaring trade, and everyone had a pocketful of money. Balls, races, and carnivals were held, and everybody ‘went the whole hog’. Even ‘Portwine Mary’ from Drybread came over and plonked down a little stand. It was really a wonderful pandemonium.

The West Coast rush led to many miners quitting the Cardrona, and by 1867 Hassing (1929: 69) considered the best claims had been worked out, with the miners leaving “almost in a body”. The influx of “Celestials” then occurred, with these Chinese “working like bees in a hive”, with good returns from working over the old claims in the river bed. Chinese stores, cook shops and gambling dens sprang up in the township, “reminding one both in odour and appearance of the outskirts of Canton or Shanghai.”

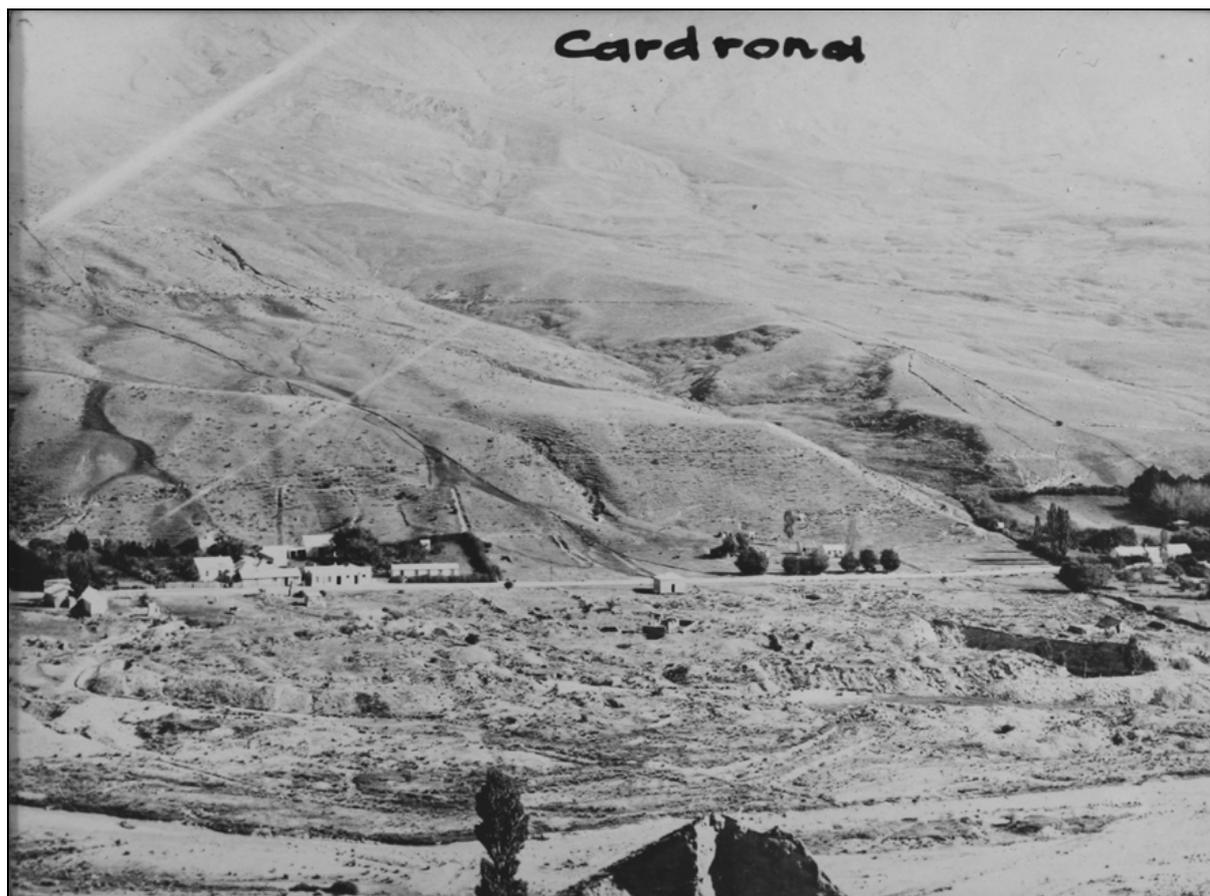
At its peak in the early 1870s the resident population of Cardrona reached 1000 with a predominance of Chinese miners. The settlement had two townships about two kilometres apart, the lower one growing around mining claims discovered in the late 1860s, named the Empire and the Banner of War. The two settlements were connected by the public buildings and infrastructure they shared, such as post office, police station, jail, school and cemetery. No doubt the hotels and other aspects of social life such as balls, race meetings and carnivals also contributed to the cohesion between the two places. However the Cardrona settlements were relatively short-lived as the initial momentum of the gold boom dwindled, with alluvial mining lasting around 20 years.



**Figure 3.** Cardrona valley c. 1905 showing the upper township on the left and study area in the centre distance, extensive tailings on the river flat. (Lakes District Museum, Arrowtown)

### *The upper township*

The upper township, established when gold was first discovered in the valley, is the town whose remnants can be seen on the Cardrona Valley Road today. This was the location of the settlement's public buildings, with the post office, bank, police headquarters and jail located there. No doubt the regular bi-monthly meetings of the Magistrate's and Warden's courts were held in one of these official buildings of the upper town. The town also featured four hotels, seven stores (four owned by Chinese), butchers, a baker, and blacksmith. A photograph dated 1905 shows the upper township straggling along the valley road beside the river, with large areas of tailings from gold mining on the foreground river flat (Figure 3). In the original photograph the Cardrona water race can be seen running below the central ridge line. A likely earlier but undated historical photograph shows a similar view, with large areas of tailings on the river flat (Figure 4). Behind and above the town the Cardrona water race and Bolton's (later Walter Little's) water race run along the upper contours (Hamel 1990; Middleton 2006). The upper township was a clearly defined formal settlement. An 1875 surveyor's plan shows the town with a main street and a number of other streets laid out at right angles to this (Figure 5). Small town land titles extend around the street plan to the north beyond the school reserve, many of which may never have been built on, and the town is intersected with several named water races including Bolton's. The area shown covered with tailings in the photographs is identified in the survey plan as "Mining Reserve".



**Figure 4.** Another view of the upper township, undated, showing tailings on the river flats, the town with the Cardrona Hotel, and the Cardrona and Little's water races above the township. (Lakes District Museum, Arrowtown)

Early In 1870 a school was opened just to the north of the upper township, servicing both settlements (Figure 6). The Cardrona school's "Daily Attendance Register" (n.d.) provides insights into some of the events in the small community, and shows names still found in the valley today, as well as those more familiar from the historical record. These names include La Franchi, Scurr, and Little, with more than one generation appearing over the years the Register was kept (1883 – 1949). Mid-winter holidays were taken during the last week of June and the first week of July, when weather was expected to be bad. However in July 1918 there was no attendance at school in the following three weeks either, the Register only noting "snowbound." Other noted events entailing no attendance include "Great Snow Storm" as well as "Putting in new floor for school" (both September 1888); "Epidemic sickness" and "Floods Bridges carried away", as well as occasional funerals of noted people, in particular that of Prime Minister Richard Seddon in June 1906.

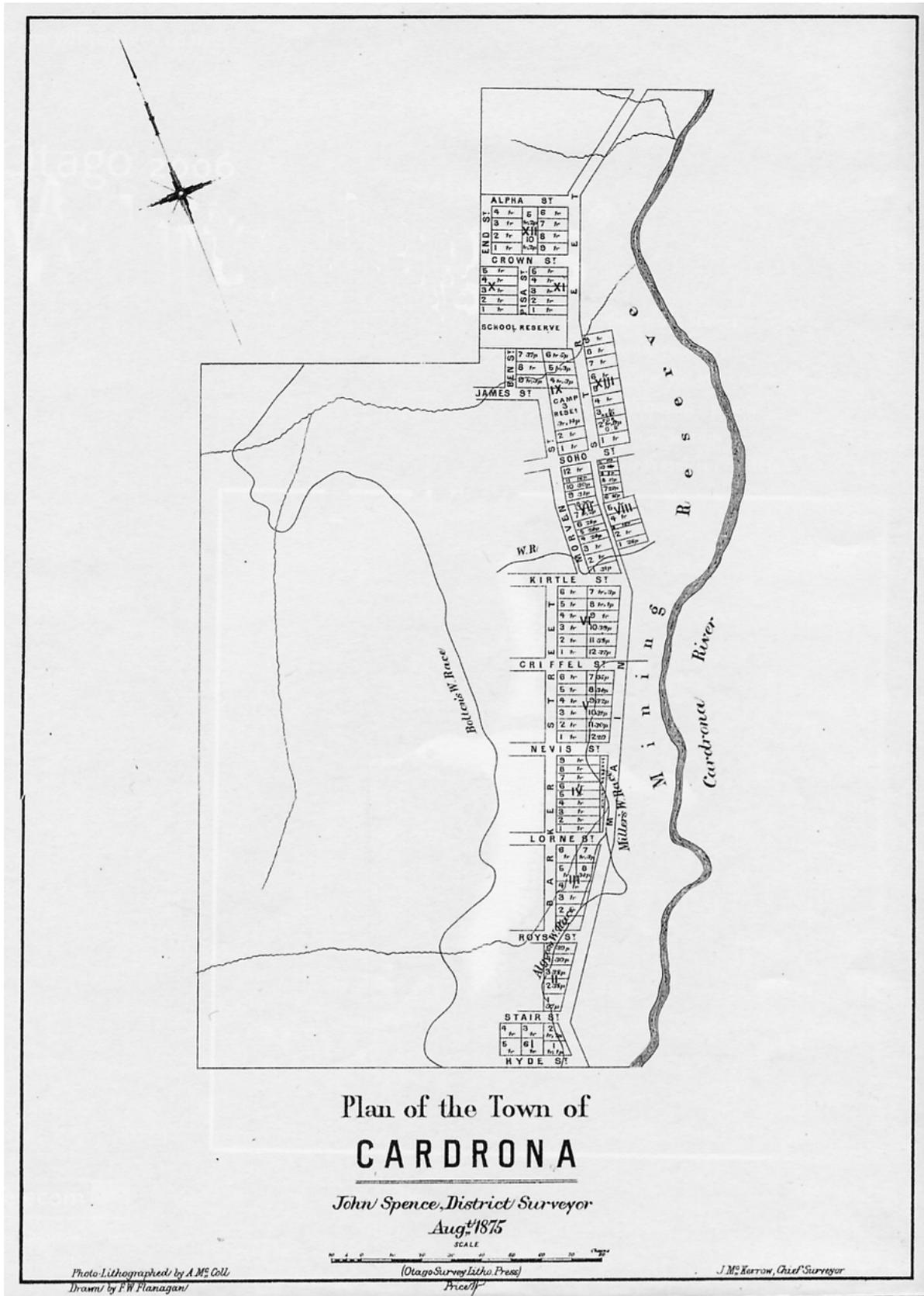


Figure 5. Plan of the Town of Cardrona (upper township) 1875. (Hocken Library H882.921 1875 by)



**Figure 6.** Cardrona School, undated, showing school building still standing on the reserve with teacher's house to the left. (Lakes District Museum, Arrowtown)

George Hassing (1929: 71) was the principal owner of the Empire, but after this claim was ruined in the 1878 flood he became schoolmaster, holding the post for seven years until a dispute over allowing clergymen entry to the school resulted in his dismissal. Hassing (1929: 72) reports that the replacement teacher attended his farewell at the hotel at the request of the committee, but "was in a hilarious condition", cheering loudly for "Home Rule" much of the time. This man did not last long, dying just a few months after his arrival. The Register's falling numbers over time also document the decline in the community's population, until the school's closure in 1949. By the end of the school's first decade, the population at Cardrona had dropped after the first era of mining ended. By 1877 the upper town was reduced to three hotels and three stores.

The spring flood of 1878 dealt a blow to the remaining miners, with the Cardrona River in flood causing major subsidence in the valley and the collapse of mines. After this the population fell considerably, leaving predominantly Chinese in the valley. However, a number of men continued to work, sluicing small claims, and several dredges worked the Cardrona River in the 1890s and the 1900s. The townships persisted through these changes. For example, in the 1880s bread baked in the Cardrona bakery was sent to Wanaka for sale, and visitors travelled from Wanaka, Albert Town and Macetown to attend concerts and balls (Roxburgh 1957).



**Figure 7.** All Nations Hotel, Cardrona, near the lower township, owned by Gioachino La Franchi. (Hocken Library c/n/E2963/72)

### ***The Cardrona Hotel and other businesses***

The Cardrona Hotel is possibly the best-known historic feature of the valley today, its iconic façade the only remaining structure of the original hotel building (NZHPT 2005). It dates from the 1860s when it was originally known as the Empire, named after the mining claim in the lower township. Roxburgh (1957: 93) states that the Empire Hotel “was the centre of Cardrona’s fast community life, which continued throughout the sixties into the seventies”. Hassing (1929; also see Roxburgh 1957: 94) tells a good story of a ball held on Christmas Eve in the 1860s to celebrate the opening of a new billiard room at the pub. This ended with a public proposal of marriage by a barmaid newly arrived from Ballarat as the leap year drew to a close. A committee was formed on the spot, the registrar of marriages roused from his bed, “the ceremony was duly performed, cheers given, and felicitous greetings showered on the happy couple, and the bar was again promenaded in earnest” (Hassing 1929: 62).

Renamed the Cardrona Hotel in 1926, it was one of four that had once served the local community, as well as providing accommodation, livery services and a coaching halt for gold-miners and itinerant travellers. G. Bond was an early proprietor and may have built the hotel. There was evidently domestic strife at the Empire; in 1874 the proprietor’s wife complained to the local police constable that her husband had assaulted her. The constable reported that Mrs. Bond was “as much to blame” as her husband, and this was a domestic quarrel that he did not want to interfere in (Cardrona Police Station Diary of Duty and Occurrences 1873 – 1878 n.d.). Two years later land title information records Mrs. Rebecca Bond, widow, as proprietor of the hotel (NZHPT 2005; OT 39/110 17 June 1876). In 1884 Rebecca Bond sold the hotel, and a year later this buyer sold again to Thomas Willoughby, who owned the hotel from 1885-1926 (NZHPT 2005; OT 39/110 24 September 1884; 28 August 1885). Willoughby, a blacksmith and Sunday School teacher, reputedly bought the hotel in order to control the drinking because he was appalled at the amount of alcohol consumed there in the days when Cardrona was the scene of many races and balls (McNeish 1984: 18).

In 1926 James Paterson purchased the hotel, and became a local legend (NZHPT 2005; OT 39/110 16 March 1926). Paterson is said to have moved from Oamaru to Cardrona in about 1890, where he later married Ettie La Franchi, the daughter of another local hotelkeeper, and worked a gold claim for about 40 years. Paterson owned the hotel from 1926 (Ettie died in 1936) until his death in 1961 at the age of 91. Writer McNeish recounts stories about Paterson, whose attitude to the sale of alcohol in the pub appeared to be little different from Willoughby's, and whose long tenure and attitude led to people calling in just to meet him. Paterson liked to control the amount of alcohol he sold to his hotel patrons, dispensing either one or two glasses of beer to men depending on which direction they were driving across the Crown Range, and preferring not to sell any alcohol at all to women. McNeish states that every winter, when he travelled to Christchurch for the Grand National, Paterson left nobody in charge, simply closing the door. Sometimes he left a note, "Beer under counter – help yourself." In the 1950s, Paterson's hotel license survived two threats from the Licensing Commission, concerned that he was not providing either food or accommodation along with alcohol, as the legislation required: his office check for the previous six months showed "guests, nil; water closets, nil; bathrooms, one" (McNeish 1984: 17 – 21). Paterson (and his license) survived the 1951 Commission meeting (when "What was left of Cardrona in 1951 put on its town clothes and went with him" in a show of support) with McNeish describing it as a historic verdict, that the hotel "though practically falling to bits, might sometimes be greater than the sum of its parts – that it might be a necessary social centre" (McNeish 1984: 14 – 15). Paterson's license survived another Licensing Commission hearing in 1958, with the local doctor and local policeman visiting the commission and telling them if they took Paterson's license away they would kill him. Paterson died in 1961, aged 91. In June 1961 the furniture was auctioned and the bar-room closed, with the license lapsing shortly afterwards. After Paterson's death, Jack Galvin, the descendant of local identity Paddy Galvin, owned the property (McNeish 1984). According to one newspaper report Galvin purchased the property (which included also an attached house, an annex of six rooms, and a stable) for sentimental reasons, so that visitors to the district would be able experience this link with the past (NZHPT 2005).

While many of the sections in the 1875 town plan may not have had permanent structures, Wise's Directory (1875 – 1876, 1880 – 1881, 1892 – 1893) supplies the names and occupations of many of the town's residents. Cardrona had two banks in the mid 1870s, a Bank of New Zealand agent as well as the National Bank of New Zealand. A police constable, George Comyn, was stationed there. The lock-up may have been the single building that can be seen on the east side of the main road to the right of the Empire/Cardrona Hotel in the two historic photographs of the town (Figures 3 and 4). Comyn's wife was the "government" school teacher, with a second teacher, Mrs. Cummings also in residence. There were four butchers, some of these no doubt located in the lower township (discussed below) where the original butcher's shop is still standing, and the name "Butcher's Flat" signifying occupation in this area. Two storekeepers were named, one of them the well-known Robert McDougall who also functioned as the town's postmaster, alongside the hotel, with his son, also Robert, running these businesses into the twentieth century (Stone's Directory 1887). Four hotels are named in this period, amongst them Gioachino La Franchi at the "Miners' Welcome", evidently an earlier name for the All Nations Hotel, discussed below. John Willoughby (the same man noted above as Thomas) was the blacksmith in the mid 1870s, and continued in this role until the 1892 – 1893 entry, when he was also noted at the Cardrona Hotel. This confirms that the hotel's name was changed by this date, although this may not have been official until Paterson's later purchase of the business. Richard Walsh worked as a carpenter for most of the 1880s, while Walter Little, another well-known miner, also worked as a carrier. The number of entries in the directories decreases over time, as the town's population dwindled.

### ***The lower township***

In the late 1860s, with the discovery of a lead of gold about a mile (approximately two kilometres) below or north of the original upper township, two large claims were opened out at a depth of 30 feet. Named the "Empire" and the "Banner of War", these claims were worked by inclines and tunnels. What became known as the lower township sprang up there, with its hotels, stores including a butcher's shop, and many miners' residences (Miller 1949; Hassing 1929). A noted resident and

shopkeeper was Mrs Pearce, widow of John Pearce, one of those who came to Cardrona in the first rush of 1863. The site of the lower township lies on the true right (east) bank of the Cardrona river, adjacent to the entrance to the Department of Conservation Roaring Meg walking track. Little evidence remains today of its existence, although the butcher's shop is still standing and what was once the central street is flanked by mature trees. While plans and maps of mining claims exist for this area, the lower town itself does not appear to have been surveyed and there is no estimate for its population. The "Banner of War" was one of the best claims on the river, providing the steadiest and most permanent source of income in the valley (Roxburgh 1957: 89).

In 1873, the Swiss Gioachino La Franchi opened the All Nations hotel in the lower township (Figure 7). The local constable also reported domestic dramas in this hotel. In 1873 one of Gioachino La Franchi's children, probably the sixteen month old Enrico buried in the cemetery on 15 November of this year, died from injuries sustained "falling off a chair" in his father's house. Referred to the coroner, the injuries were found to be consistent with the type of accident reported (Cardrona Police Station Diary of Duty and Occurrences 1873 – 1878 n.d.). George Hassing (1929: 65) also reports other dramatic incidents that took place there. The All Nations Hotel was later destroyed by fire and the site is now occupied by a more recent house.

Horse racing was also a feature of Cardrona social life in the 1870s and balls were often held in La Franchi's hotel after a day on the racecourse. Roxburgh (1957: 95) states that racing continued for about six years, although "many a traveller on the road today passes the site of the old race track without knowing it. It is on R. J. Lee's property on the west side of the river, and flanked by a perfect natural grandstand". The site is likely to be the racecourse marked on the NZMS 260-F41 map, just south of the airstrip and close to the location of the former lower township.

In the flood of 1878 the worst damage to the Cardrona mining industry was on Butchers' Flat, near the lower township. It was here that most of the remaining claims were worked. The Empire mine collapsed under the floods, with all the structure, tools and trucks taken away, including the tail race (Roxburgh 1957: 127). In the last phase of mining in the valley, Alfred La Franchi (son of the hotel proprietor) owned and worked a dredge on a pond at the foot of Tuohy's Gully, close to the lower township (Figure 8). Built in 1902, this dredge barely recovered enough gold to cover its outgoings, and in 1903 the company was forced into liquidation. The dredge, the last of its kind in the valley, continued to work under new owners, with long periods idle. Its demise occurred in 1916. Roxburgh (1957: 179-180) describes this event:

One night some of the residents were passing the dredge when they heard a strange noise like the combination of an avalanche and a herd of pigs wallowing in the mud. It was the sound that La Franchi's dredge made as its rotten pontoons gave up the ghost and it sank to its final resting place.

The sinking of the dredge into the mud of its own pond can be seen as a metaphor for the fate of the lower township, if not for the whole community itself at this period, as the lower township also faded out of existence with the reversal of the valley's mining fortunes.



**Figure 8.** Alfred La Franchi's dredge near the lower township. (Lakes District Museum, Arrowtown)

Many miners who chose to settle in the valley in the nineteenth century also combined farming with mining interests, understanding that “two irons in the fire were better than one”, according to Roxburgh (1957: 92). Although the townships both faded, a small settlement of farmers persisted at Cardrona into the twenty first century, with the return to pastoral farming that followed the high and low times of gold mining.

### ***The Cardrona cemetery***

The Cardrona cemetery lies adjacent to the entrance to the ski field road, neighbouring the site of the Knuckle Peak homestead and near the northern boundary of Mt. Cardrona Station. The cemetery is closer to the lower rather than the upper township, but the dead from both settlements were buried there.

Although the earliest recorded burial is dated 1869, that of 39 year old Mrs Mary Tollie, the cemetery was used from the early 1860s when the first rush to the Cardrona took place (Upper Clutha Historical Society Cardrona cemetery interpretation panel). While many of the burials lie in unmarked graves, identified only by mounds or undulations in the ground, the names of those well-known in Cardrona's history can be found on some of the headstones. These include two amongst the first Europeans to arrive in the valley in 1863, Charles Austin and John Pearce. Pearce died in 1875 aged 46 and Austin in 1885 aged 49. Gioachino La Franchi and his wife lie here as well as the better known publican of the Cardrona Hotel, James Paterson and his wife Ettie.

Those of English, Irish, Scottish and Swiss descent are buried in the cemetery. While in nineteenth century Cardrona the population of Chinese often outnumbered European, by the end of the century this situation was reversed. In 1903 and 1904 three Chinese committed suicide within a few months of each other (Hamel 2000; Petchey 1999). Two of these deaths were noted as suicide while insane (NZ Society of Genealogists 1985). By then there were only six Chinese remaining in the valley. The

suicides may reflect the difficulties and loneliness later associated with being in an ethnic minority. The bodies of Chinese buried in the cemetery were later exhumed and returned to China, as it was believed that their spirits would never rest until they were reunited with their homeland.

The cemetery remained in use until 1982 when one of the last “old timers”, John Galvin, was buried there. It was then declared permanently closed. His grandfather, the violin player and entertainer Paddy Galvin, was buried in 1929, aged 89. Paddy Galvin’s cottage, built in the 1860s, still stands, a short distance south of the Cardrona Hotel.

#### 4. METHODOLOGY

The archaeological survey was conducted over three days during 19-21 December 2006. Two archaeologists walked random transects at 5-10 m intervals over the whole of the Zone except where recent earthmoving works had clearly modified the ground surface to the extent that any visible archaeological features present would have been destroyed. Archaeological evidence searched for included features such as old fences, stone walls, buildings and building ruins, water races, sluice faces, mine drives, tailings as well as items of glass, metal or ceramic. Any archaeological sites encountered were photographed, located using GPS, mapped (pace and compass sketch plan) and recorded in field books.

#### 5. RESULTS

##### *Previously recorded sites*

Two sites are recorded for the Rural Visitor Zone in the New Zealand Archaeological Association Site Recording Scheme. The first is a hydraulic mining pond (F41/440), and the second is a mine shaft (F41/441). The sites were destroyed shortly after having been recorded when the river flats were reworked in the 1980s or 1990s.

**Table 1.** Archaeological sites previously recorded in the Cardrona Village Rural Visitor Zone

Site No.	Site type	Date recorded/ last visit	Condition when recorded	Condition now
F41/440	Hydraulic mining pond	1980	Good	Destroyed
F41/441	Mine shaft	1980	Good	Destroyed

##### *Newly recorded sites*

Thirteen archaeological sites or historical features were recorded during the survey. The properties on which they are situated are identified in Table 2 along with brief details of each site.

**Table 2.** Archaeological sites within the Cardrona Village Rural Visitor Zone (see Fig. 9).

Site No.	Legal description	Site Type	Comments
1	Lot 2 DP27768	Tail race	Possible tail race visible to rear of section

2	Town of Cardrona Block IX Section 4	Terrace/fruit trees	House terrace (age unknown) with old fruit trees adjacent
3	Town of Cardrona Block IX Section 2	Schist culvert crossing	Three schist slabs over a culvert adjacent to the Crown Range Road
4	Town of Cardrona Block IX Sections 1 and 2	Terrace	Possible house terrace towards rear of section. Age unknown, possibly relatively recent
5	Town of Cardrona Block VII Section 9	Historic hotel buildings	Several buildings, some largely modified, associated with the Cardrona Hotel. Includes MacDougall's store and post office
6	Town of Cardrona Block VII Section 9	Possible mine entrance	An entrance that is excavated into the hillside. Age unknown, possibly relatively recent
7	Town of Cardrona Block VII Section 9	Barn	Timber-framed and clad structure with roof of overlapping planks
8	Lot 1 DP27042	Concrete pad	Possible foundation for a building. Age unknown, possibly relatively recent
9	Lot 2 DP27042	Fowl house	Crude lean-to structure of timber and mud-mortared schist. Probably a fowl house
10	Lot 2 DP27042	Stone-faced terrace	A low stone wall at the front of a low terrace may be a garden enclosure that has filled with hill-washed soil
11	Crown land adjacent to Cardrona River	Artefacts	A scatter of 19th century material including fragments of ceramic, glass and metal on the true left bank of the Cardrona River
12	Crown land adjacent to Cardrona River	Tailings	An area of possible tailings runs for about 100 m along the true left bank of the Cardrona River
13	Cardrona Survey District Block I Section 47	Sluice face	Large area of sluicing situated about 100-300 m east of the Cardrona River

Much of the land within the study area had been modified by recent earthmoving works and some was too overgrown for effective survey to be possible. Figure 13 shows the locations of all historical features identified and has been coloured to show those parts of the study area that are (a) of archaeological interest, (b) of archaeological potential or (c) largely modified by recent earthmoving. The areas of "archaeological interest" are those areas of land that contain archaeological sites. The areas of "archaeological potential" are those where archaeological sites are likely to be present but where vegetation cover made effective survey impossible. The areas that have been recently modified by earthmoving works are unlikely to contain any intact archaeological deposits. The sections that have been left uncoloured were in low vegetation which meant that any surface archaeological sites would have been visible. Only two of these properties (Town of Cardrona Block IX Sections 1 and 2) contained any visible sites, although it is likely that many of these sections will have subsurface deposits that are invisible from the surface.

Finally, the presence of historic plantings, principally exotic trees including fruit trees, shelter trees and hedge species, are markers of past occupation and contribution to the heritage character of the study area.



**Figure 9.** Remaining buildings, several of them modified, from the upper Cardrona township including the hotel, shop/post office to its left, and the old barn in the trees behind the hotel.



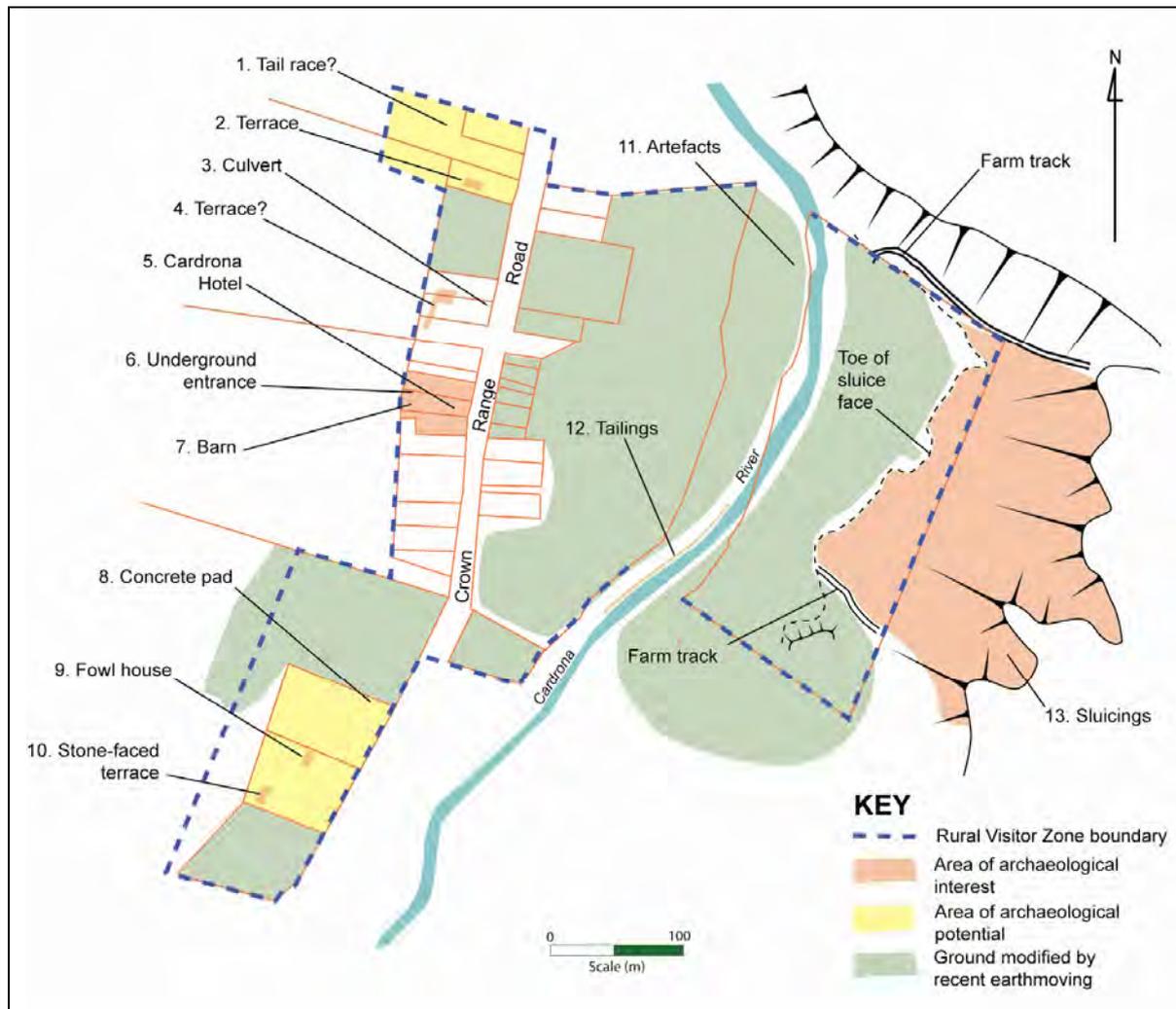
**Figure 10.** Barn at rear of Cardrona Hotel complex.



**Figure 11.** Sluice face opposite Cardrona Hotel.



**Figure 12.** Schist crossing over culvert beside main road.



**Figure 13.** Cardrona Village showing historical features within the Rural Visitor Zone boundaries and areas of low, medium and high archaeological potential.

## 6. ASSESSMENT OF SIGNIFICANCE

Archaeological sites can have a range of values that contribute to their significance. Foremost among these is their potential to contribute information towards an understanding of the history and development of New Zealand, but they can also have aesthetic values, educational or amenity values, cultural values or simply what can be described as heritage values. The principal values of the sites documented in this report are aesthetic or amenity values, in other words, their values to the community as a reminder of past lifeways (particularly those relating to gold mining) and as examples of two of the key features of an iconic Central Otago landscape, namely sluice faces and historic hotels.

The pace of development in the study area, combined with the damage to the historic landscape that was caused by recent gold recovery operations on the river flat, means that very little remains of the original heritage fabric here. The result of this is that any original fabric that remains has more importance for the district than it would otherwise have and special care must be taken to ensure its protection.

The archaeological site survey that informs this assessment was restricted to the area of land that lies within the Rural Visitor Zone. However, it must be understood that the zone is a small part of a much wider archaeological landscape and that the historical sites that have been identified within the zone, although relatively small in number, are integral parts of that landscape. With the exception of the hotel complex and the sluice face, none of the sites recorded has a particularly high significance individually, but they are significant components of the wider landscape and must be considered in the context of that landscape. A small number of sites and features identified could not be easily dated on the basis of information currently available and may turn out in the future to be of relatively low heritage value. Included in this category are the possible tail race (item 1 in Table 2), the terraces (2 and 4), the underground "mine" entrance (6), the concrete pad (8) and the fowl house (9).

The sluice face (13) has considerable significance for the study area as the most visual reminder of the history and considerable importance of gold mining in Cardrona. The hotel complex (5, 6 and 7) has especially high heritage significance, on a number of levels. Although modified recently for redevelopment as a tourist accommodation facility, it still contains intact elements including parts of the bar, kitchen and shop/post office. The barn at the rear of the complex is unusual with its roof of overlapping planks, and appears to be largely intact, although urgently in need of conservation. A proper study of the complex was beyond the scope of this report, but would undoubtedly allow further elements of original fabric to be identified. The recent development and refurbishment of the hotel complex has been carried out relatively sensitively and probably has not detracted in any significant way from the heritage values of the place. As well as the visual amenity values of these elements, the complex has the potential, both in its built structures and its subsurface archaeological remains, to provide significant information about the past.

## 7. IMPLICATIONS OF SURVEY FOR PROPOSED PLAN CHANGE

The results of this study have a number of implications for the preparation of the proposed plan change. The community indicated a desire for development to maintain links to the heritage of the area during the preparation of the Community Plan Cardrona 2020. Given the loss of original fabric, QLDC will need to develop imaginative methods to realise these community aspirations. This study has identified three principal themes that should be considered during the plan change preparation, as follows.

1. *Cardrona Hotel complex.* The hotel complex is the principal focal point, in heritage terms, of the valley. Although much modified by additions and alterations it contains a number of elements of original historical fabric and provides visitors and residents with an important link to the past.
2. *Sluicings.* The sluicings are the most tangible remnant of the gold mining activities that brought people to Cardrona in the nineteenth century. It is important that they continue to be a visible feature of the landscape within any future developments.
3. *Historical plantings.* The historical plantings, in the form of large trees, fruit trees, shrubs and so on, are important indicators of past occupation, often marking the locations of historical homesteads, hotels and so on. They are not archaeological sites but they contribute to an appreciation of the history of the study area and are significant elements of its character and identity.

## 8. RECOMMENDATIONS

At a basic level, the Cardrona Village Rural Visitor Zone contains a number of archaeological sites. The plan change should note the presence of archaeological sites, both recorded and unrecorded, in

the study area and the need to consult with the Historic Places Trust before carrying out any earthworks except in the area shown on Figure 13 as having already been modified. Any work that has the potential to affect an archaeological site as defined by the Historic Places Act will require an archaeological authority from the Trust.

Any remaining original fabric is very important and the plan change should incorporate measures to ensure that they are preserved as far as possible.

The Cardrona Hotel complex is a key element of the identity and character of the Cardrona Valley and this should be recognised in the plan change. A thorough study of the Cardrona Hotel complex should be carried out to determine how much of the original fabric remains.

The importance of the sluice face across the river from the hotel should be recognised by the preservation of sight lines. This could be achieved through restrictions on building heights and, to a certain extent, building densities.

Finally, the exotic historical plantings, including poplars, conifers, fruit trees, shrubs and hedge species, are important elements of the heritage and character of the study area. To provide for the recognition of this in the plan change it may be appropriate to seek input from a suitably qualified landscape architect.

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